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**HERNDON BOARD OF ZONING APPEALS  
Regular Meeting Minutes  
Thursday, August 22, 2024**

**1. Call to Order**

Vice Chair Porter called the August 22, 2024, Board of Zoning Appeals regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Stephanie Frye, Stephen Mundt, Yung Kim, and Vice Chair Stevan Porter. Chair Cari Lyn Pierce was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

Vice Chair Porter determined there was a quorum of four members present.

**2. Approval of Minutes**

**a. July 25, 2024, Board of Zoning Appeals Regular Meeting**

Board Member Mundt motioned to approve the July 25, 2024, Board of Zoning Appeals regular meeting minutes.

Motion seconded by Board Member Frye.

The question was called on the motion, which was carried by a 3-0 roll call vote.

Board Member Kim abstained.

Chair Pierce was absent.

**3. Comments**

**a. Comments from the Board Members**

Vice Chair Porter stated that water will be shut off to the building for maintenance work immediately following the meeting.

**b. Comments from the Staff Members**

No comments were offered.

**c. Comments from Citizens**

No comments were offered.

**4. Public Hearings**

Certificates of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the August 2 and August 9, 2024, issues.

**a. BOARD OF ZONING APPEALS, BZA #24-003, 811 Elden Street, to seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a proposed covered front porch to encroach into the required 35-foot front yard setback.**

Vice Chair Porter opened the public hearing and called on the Clerk to administer the oath for the Zoning Administrator. Mr. Zoellick administered the oath to Mr. Stromberg.

Mr. Stromberg presented the staff report and staff presentation dated August 22, 2024, which are on file with the Department of Community Development. Mr. Stromberg stated that this application is seeking a variance to allow a covered front porch to encroach into the 35-foot front yard setback. Staff is recommending approval of BZA #24-003 with conditions in accordance with the proposed resolution for approval.

The Board members and staff discussed this item, including clarification on whether the applicant wanted to put a screen on the porch.

Vice Chair Porter recognized the applicant to provide comments.

Mr. Zoellick administered the oath to the applicant, Steven D. Mitchell.

The applicant provided comments supporting staff's recommendation and explained why they wanted to add the front porch to the property.

The Board members, staff, and the applicant discussed this item, including (1) clarification on how wide the porch will be; and (2) clarification on where the porch will be constructed.

Vice Chair Porter recognized members of the public for comment.

Mr. Zoellick administered the oath to Arthur Vermillion, 811 Elden Street.

Mr. Vermillion provided comments supporting the application.

Vice Chair Porter stated that the board received one public comment via email.

Vice Chair Porter closed the public hearing and moved to the board level for discussion.

Board Member Mundt commented that the variance request is in keeping with the community.

Board Member Frye motioned to approve and grant the requested variance for BZA #24-003 with two conditions in accordance with the draft resolution attached to the staff report based on the findings therein and that granting the variance would alleviate an undue hardship due to a physical condition relating to the property or improvements thereon.

Motion seconded by Board Member Kim.

The question was called on the motion, which was carried by a 4-0 roll call vote.

Board members Frye, Kim, Mundt, and Vice Chair Porter voted "Aye."

Chair Pierce was absent.

## **5. Adjournment**

There being no further business, and without objection, the August 22, 2024, Board of Zoning Appeals regular meeting was adjourned at 7:19 p.m.

A handwritten signature in black ink that reads "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and last name "Zoellick" clearly distinguishable.

**Aaron Zoellick**  
**Clerk of Boards and Commissions**

Minutes approved by the Board of Zoning Appeals: September 26, 2024